

MINUTES

PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING THURSDAY, JANUARY 22, 2004 10:00 A.M. CITY HALL 4TH FLOOR – LARGE CONFERENCE ROOM

Members Present:

Hector Castro, P.E., City Engineer
Bob Dunckel, Assistant City Attorney
Tony Irvine, City Surveyor
Chris Barton, Principal Planner, representative for Construction Services
Dennis Girisgen, Acting City Traffic Engineer
Rosemarie Reed, Community Inspections Supervisor, substituting for Lori Milano
Kathy Connor, Parks Supervisor

Staff Present:

Ed Udvardy, Manager of General Services
Victor Volpi, Senior Real Estate Officer
Paul Costanzo, Deputy City Planner
Chuck Adams, Manager of Development Programs
Maureen Barnes, Administrative Assistant I
Rafeela Persaud, Word Processing Secretary
Eileen Furedi, Clerk II

Guests Present:

Paul Flanigan
Mark Trouba
Nancy Stroud
Sean O'Rourke
Pete Witschen
Jim Drotos

Hector Castro called the meeting at 10:15 A.M. and stated that this is a Committee of City staff personnel serving as an advisory panel to the City Manager on appropriate uses of City property and right-of-way.

ITEM ONE: APPROVAL OF DECEMBER 18, 2003 MINUTES

**MOTION BY TONY IRVINE TO APPROVE THE MINUTES. SECONDED BY CHRIS BARTON.
MOTION PASSED UNANIMOUSLY.**

ITEM TWO: **VACATION OF RIGHT-OF-WAY, N.E. 11TH AVENUE**

Address or General Location: NE 11th Avenue, just north of E Sunrise Boulevard

Victor Volpi introduced item stating that Altman Development Corp., would like a positive recommendation to vacate a portion of N.E. 11th Avenue to facilitate the development of their property. He stated that they are presently involved with the DRC process. He said that they have contacted representatives from police, fire, and the neighborhood. He stated that all utilities would be relocated and/or become the personal responsibility of the private property owner.

Item was discussed with no representative.

Hector Castro said that this would be similar to the redevelopment of the area on 17th Street. Chris Barton said that Flagler Drive and N.E. 15th Avenue are currently blocked and the applicant is seeking to vacate a portion of 11th Avenue.

MOTION BY BOB DUNCKLE TO TABLE DUE TO NO REPRESENTATIVE. SECONDED BY TONY IRVINE. MOTION PASSED UNANIMOUSLY.

ITEM THREE: **VACATION OF PLATTED EASEMENT**

Address or General Location: NW corner of SE 2nd Street and S Federal Highway

Victor Volpi introduced item stating that Summit Properties would like a positive recommendation to vacate the 8-foot sidewalk easement shown on Exhibit B, and to construct a new sidewalk in the right-of-way. Victor Volpi introduced James Drotos, Agent for the Owner.

Discussion followed regarding the easements, site plan, landscaping, parking, and approval by DRC.

MOTION BY TONY IRVINE TO RECOMMEND APPROVAL TO SUPPORT THE VACATION OF TWO (2) SIDEWALK EASEMENTS.

SECONDED BY BOB DUNCKEL. MOTION PASSED UNANIMOUSLY.

ITEM FOUR: **VACATION OF EASEMENTS, CORAL RIDGE GALT ADDITION NO. 2**

Address or General Location: NW corner of Oakland Park Boulevard and NE 26th Avenue

Victor Volpi introduced item stating that this item was deferred from the last meeting. He said that John Doogan is the agent for Stanley R. Grumberg, Trustee, who would like a positive recommendation to vacate the easements shown on Exhibit C.

Victor Volpi referred to the e-mail from Janet Jarvis which stated that the 8" gravity line was abandoned; the new line re-routed, and that there were no utilities. Tony Irvine asked if there was an easement for the re-routed water line.

MOTION BY TONY IRVINE TO RECOMMEND APPROVAL TO VACATE THE EASEMENTS (WATER, SEWER, DRAINAGE) SUBJECT TO NO UTILITIES WITHIN THE EASEMENT, AND IF ANY, WOULD NEED TO BE RELOCATED, AND A CONDITION GRANTING ANY NECESSARY EASEMENTS TO ACCOMMODATE THE RE-ROUTED WATER LINE.

SECONDED BY BOB DUNCKEL. MOTION PASSED UNANIMOUSLY.

ITEM FIVE: AGREEMENT TO PLACE SIGN IN RIGHT-OF-WAY, GALLERIA MALL

Address or General Location: Median Isle on NE 26th Avenue, just south of E Sunrise Boulevard

Victor Volpi introduced item stating that this item was deferred from the last meeting in order to obtain further information by staff regarding signage in the right-of-way. Victor Volpi introduced representatives from Keystone, Sean O'Rourke, Nancy Stroud, and Mark Trouba.

Bob Dunckel referred to the e-mail from Sharon Miller who was setting up criteria on which this item should be judged. Hector Castro stated that the concern before was off premises signage, and it is his understanding that the City Attorney's ruling is that so long as signs in the right-of-way concern public safety or identification and serves that purpose would be allowed through an engineering permit.

Discussion followed as to the criteria for neighborhood entryway signs, site plan and the purpose of the sign in the right-of-way, size, markings location, and any visual obstruction, a traffic analysis being done, site triangles, safety issues, reducing neighborhood traffic, and issuance of a revocable license.

Bob Dunckel said he was in favor of downsizing the sign for safety reasons and a logo but not necessarily Galleria. Dennis Girisgen stated it was his goal to reduce neighborhood cut through traffic, and did not think the logo was out of place as people would associate the logo with the mall and therefore was justifiable, however suggested that maybe "mall parking" may be more appropriate signage. Tony Irvine agreed. Bob Dunckel suggested that in addition to an engineering permit that they get a revocable license for indemnification and insurance purposes.

MOTION BY BOB DUNCKEL TO APPROVE SUBJECT TO TRAFFIC ENGINEERING REVIEW, THAT THE SIGNAGE FEATURE BE LIMITED TO "MALL PARKING" AND THE DESIGN BE CONSISTENT WITH THE DESIGN OF THE MALL, AND IMPLEMENTATION BE DONE THROUGH A STANDARD REVOCABLE LICENSE AGREEMENT. SECONDED BY TONY IRVINE.

MOTION PASSED UNANIMOUSLY.

ITEM SIX: SURPLUS PROPERTY, LAS OLAS BOULEVARD AND SOUTHBOUND A1A

Address or General Location: NW Intersection of Las Olas Boulevard and S bound A1A

Victor Volpi introduced item stating that a request by the applicant, Paul Flanigan, for the property at the northwest intersection of Las Olas Boulevard and southbound A1A be declared surplus. He said that the applicant would like the opportunity to purchase the property to build a restaurant. A copy of a memorandum from Chuck Adams was distributed, and a rendering of the proposed site plan. Victor Volpi introduced Pete Witschen and Paul Flanigan.

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Hector Castro referred to the memorandum from Chuck Adams. Bob Dunckel said that the key issue was whether the City had any further use for the property and if there would be any public use.

Mr. Witschen said that there was a complex process with the City of Fort Lauderdale to surplus property due to intended use, location and policy issues. Mr. Witschen said that the property was purchased in the late eighties, was part of the 4+2 initiative and has since been abandoned.

Discussion followed as to the internal process to surplus property and the Commission involvement, the 4+2 plan process, the need for 20-25 feet for entranceway features, and future streetscape plans to use the area as a plaza or park.

Mr. Flanigan said that he is the owner of the property directly east of the proposed surplus property and he is trying to maintain the corner of the property. Mr. Flanigan said that the property is the worst maintained property on the street and the beach needs public bathrooms. Mr. Flanigan said that he would like to build an upscale restaurant with public bathrooms which would be maintained 24-hours a day. Mr. Flanigan said that everyone he came in contact with was agreeable with the project, with the exception of Chuck Adams.

Discussion followed as to the setback, the design of the restaurant, applicant being premature by coming before the Property and Right-of-Way Committee, any public use of the area, and the need to get the Commission's input whether to surplus the property or not.

**MOTION BY BOB DUNCKEL TO DEFER. SECONDED BY DENNIS GIRISGEN.
MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 11:15 A.M.